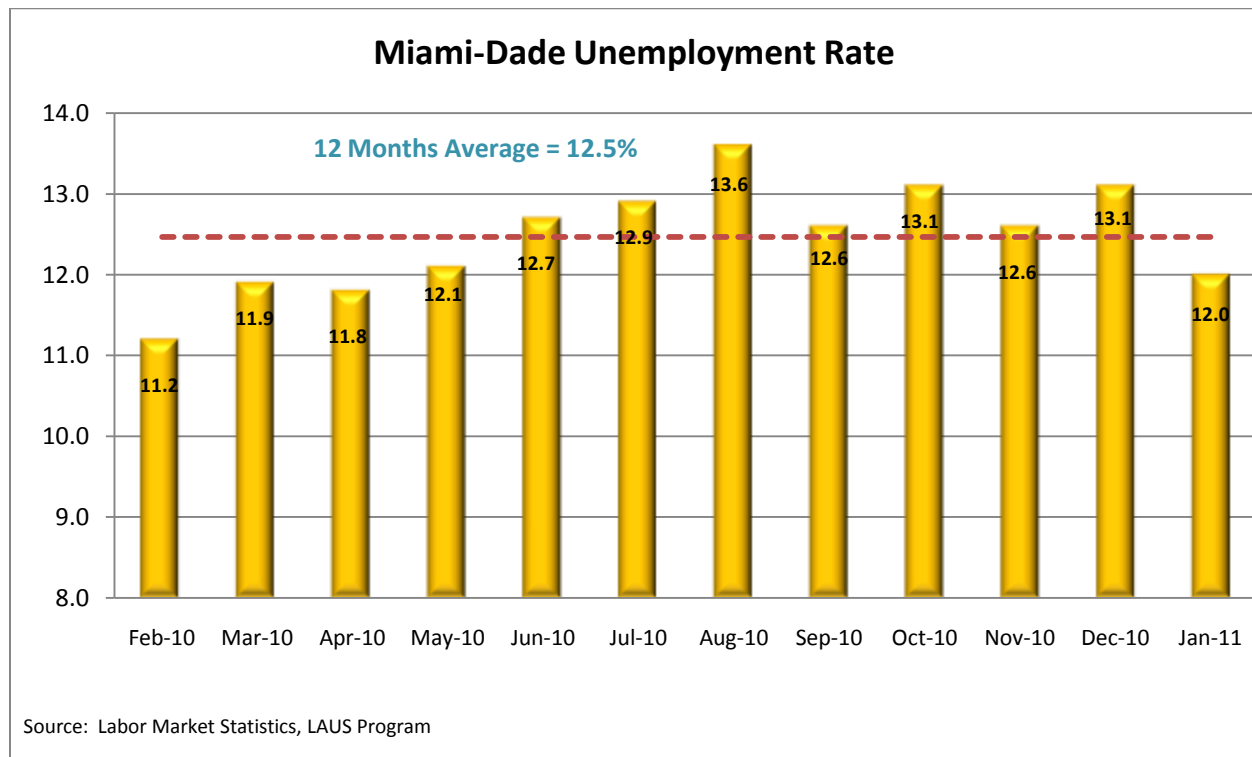


## Miami-Dade County Economic Indicators

### Employment

In January 2011, the unemployment rate for Miami-Dade County decreased to 12.0 percent from 13.1 percent a month earlier. This rate followed five-tenths of a percentage point increase in the previous month. For the 12 months ending in January 2011, the unemployment rate averaged 12.5 percent, an increase of 1.6 percentage points from the same period a year earlier.

	Nov. 2010	Dec. 2010	Jan. 2011	12 Mos. Avg. Last Year	12 Mos. Avg. This Year
<b>Labor Force</b>	<b>1,291,550</b>	<b>1,303,792</b>	<b>1,288,249</b>	<b>1,230,837</b>	<b>1,277,144</b>
Employment	1,128,310	1,132,600	1,133,249	1,097,146	1,117,750
Unemployment Rate	12.6%	13.1%	12.0%	10.9%	12.5%
<b>Non agricultural Employment</b>	<b>992,000</b>	<b>996,500</b>	<b>978,500</b>	<b>983,667</b>	<b>981,000</b>



# Miami-Dade County Economic Indicators

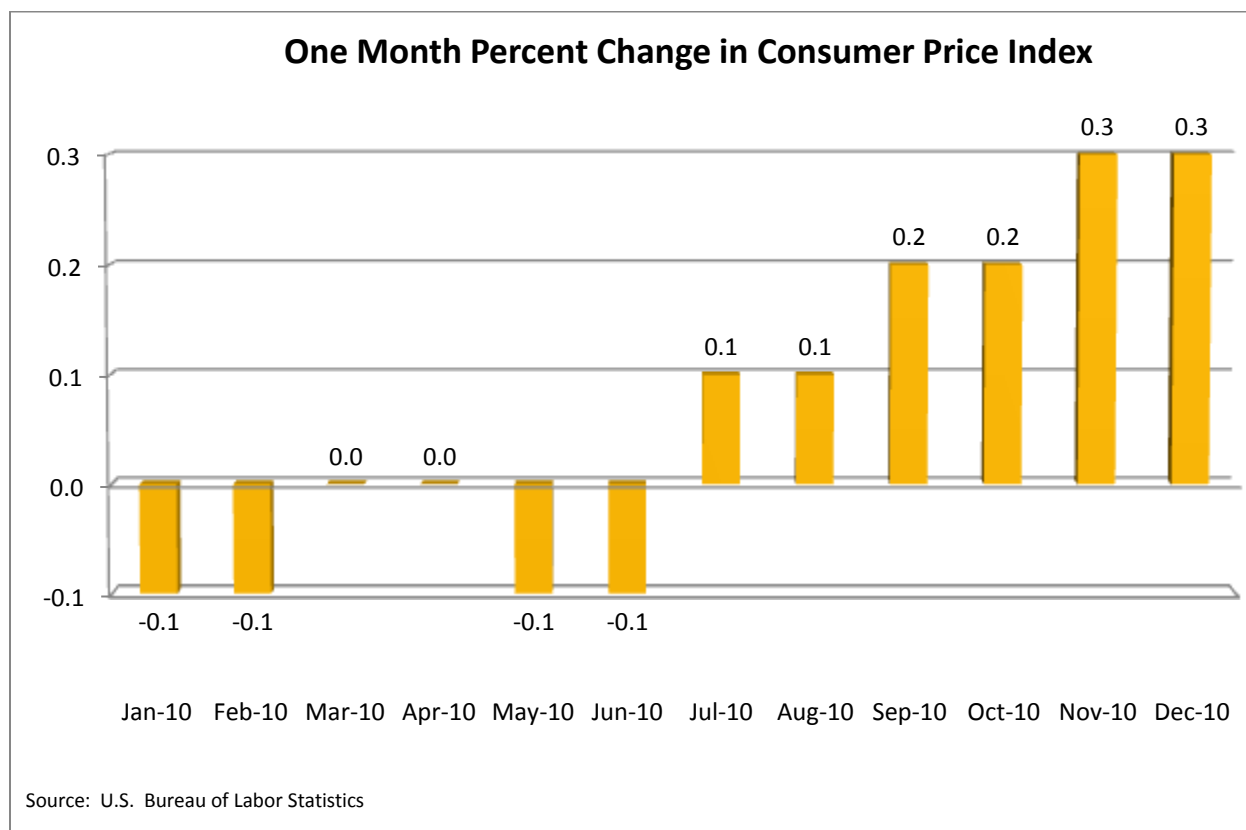


## Consumer

The Miami-Fort Lauderdale Consumer Price Index for All Urban Consumers (CPI-U) increased slightly over the two-month (November-December) pricing period to a level of 224.907 (1982-84 = 100). For the past 12 months ending in December 2010, the urban consumer price index was little changed to an average index level of 223.062 on the previously mentioned basis.

Miami-Dade taxable sales for December 2010 saw increases from the previous month by 21.4 percent. For the 12 months ending in December 2010, taxable sales were up by 4.0 percent over the same period a year ago.

	Oct. 2010	Nov. 2010	Dec. 2010	12 Months Last Year	12 Months This Year
CPI-U (1982-84 = 100)	223.631	224.268	224.907	221.387*	223.062*
Taxable Sales (\$Million)	2,835.2	3,044.9	3,695.6	34,227.3	35,581.5
Index of Retail Activity	126.3	127.5	128.6	118.5*	123.7*



\* Reported on an annual average basis.

# Miami-Dade County Economic Indicators

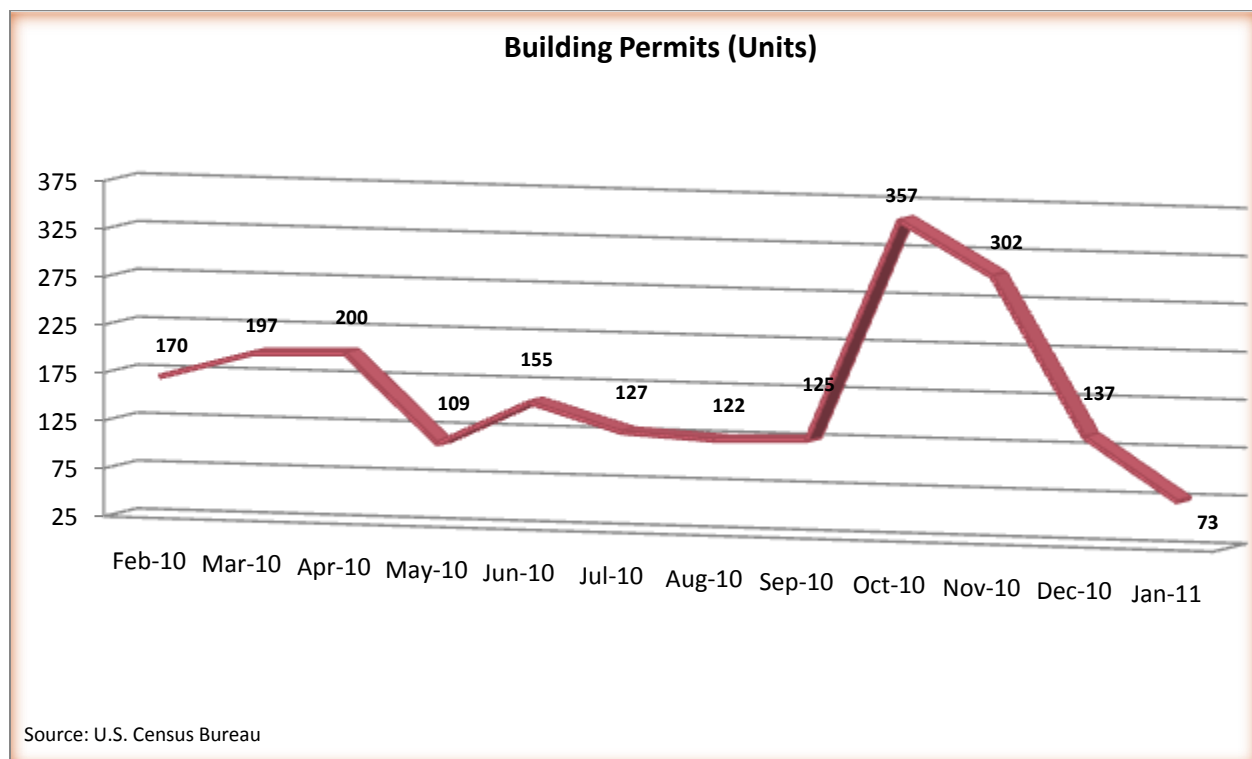


## Construction

Residential building activity is measured by the number of building permits issued and the corresponding housing units authorized by these permits. For the month of January 2011 there were only 73 permits issued in Miami-Dade County. This is a decrease of 64 permits from the previous month. The total number of building permits issued in the twelve-month period ending in January 2011 amounted to 2,074. This is in contrast to the 988 permits issued over the same time period a year ago.

Miami-Dade reported a building valuation of \$9,184 million in January 2011, down from \$33,063 million in December 2010. However, for the 12 months ending in January 2011, building valuation increased by more than one hundred percent (nearly 116.1 percent) from the previous period.

	Nov. 2010	Dec. 2010	Jan. 2011	12 Months Last Year	12 Months This Year
Building Permits (Units)	302	137	73	988	2,074
Value (\$ Million)	\$31,918	\$33,063	\$9,184	\$136,012	\$293,909



# Miami-Dade County Economic Indicators

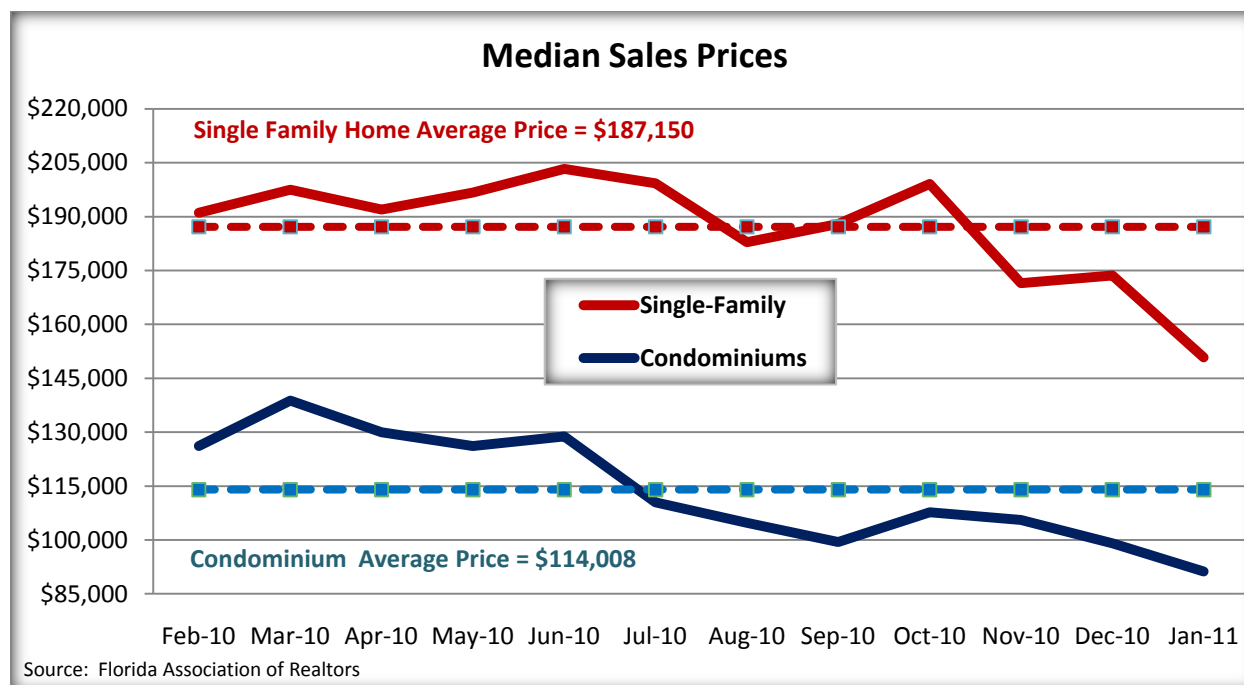


## Real Estate

**Single-Family:** Miami-Dade's existing single-family home sales decreased 7.9 percent in January 2011 with a total of 676 homes sold. This compares with 734 homes sold in December 2010. In January, the median sales price for single-family units was \$158,800, down 8.5 percent from the sales price reported a month earlier. On a year-to-year basis, homes sales increased 13.1 percent. However, the average sales price dropped 2.9 percent to \$187,150.

**Condominium:** Existing condo sales increased 28.1 percent in January 2011 over the units sold in December 2010. Following the opposite trend, the median sales price for condos decreased 8.0 percent during the same period. During the last 12 months, condo sales increased 49.7 percent. Over the same period, the average sales price was \$114,008; a year ago, it was \$142,033 for a 19.7 percent decline.

	Nov. 2010	Dec. 2010	Jan. 2011	12 Months Last Year	12 Months This Year
<b>Single-Family</b>					
Number of Sales	679	734	676	6,714	7,548
Median Sales Price	\$171,500	\$173,600	\$150,800	\$192,800	\$187,150*
<b>Condominiums</b>					
Number of Sales	1,039	985	1,262	7,015	10,500
Median Sales Price	\$105,600	\$99,100	\$91,200	\$142,033	\$114,008*



\* Reported on an annual average basis.

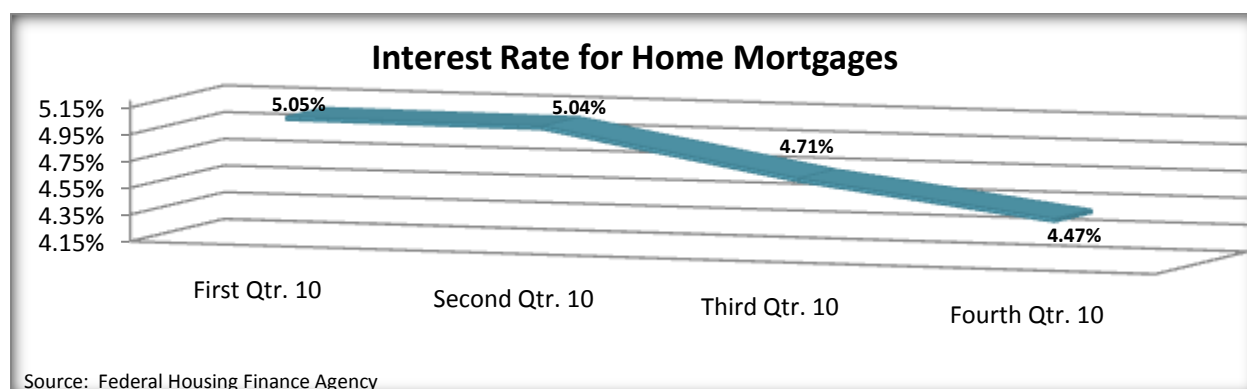
# Miami-Dade County Economic Indicators



## Home Mortgages

In the fourth quarter of 2010, according to survey data from the Federal Housing Finance Agency, the average contract interest rate on mortgage loans for the Miami metropolitan area decreased 24 basis points to 4.47 percent from 4.71 percent in the previous quarter. The quarterly average interest rate has decreased 34 basis points over the last 12 months.

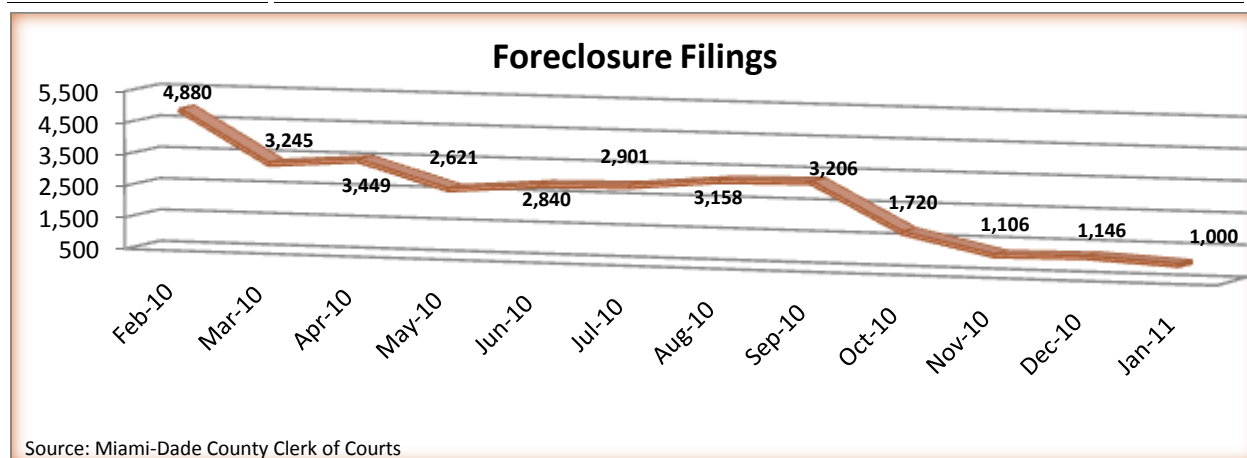
	Qtr II 2010	Qtr III 2010	Qtr IV 2010	12 Mos. Avg. Last Year	12 Mos. Avg. This Year
<b>Interest Rate</b>	5.04%	4.71%	4.47%	5.16%	4.82%



## Foreclosures

The number of foreclosure filings reported in January 2011 went down 12.7 percent from the comparable number in the previous month. In the 12 months from February 2010 to January 2011 the number of foreclosure filings was 31,272, down by 49.6 percent from the previous period.

	Nov. 2010	Dec. 2010	Jan. 2011	12 Months Last Year	12 Months This Year
<b>Filings</b>	1,106	1,146	1,000	62,066	31,272



## Miami-Dade County Economic Indicators



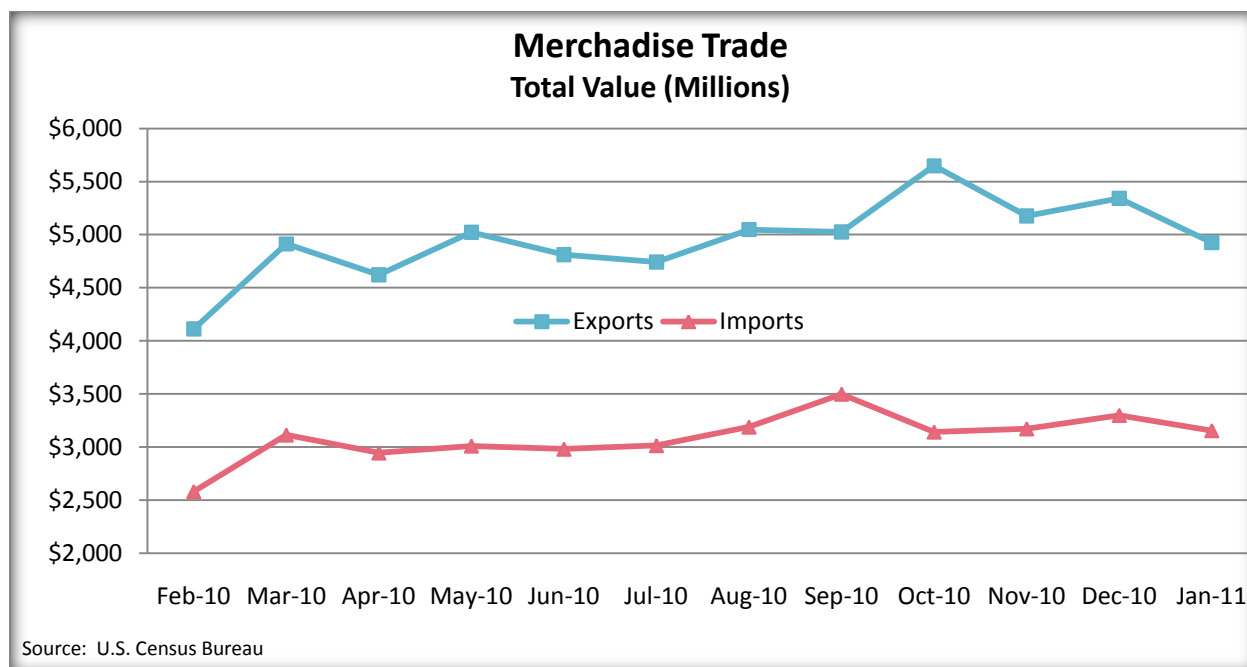
### International Trade

In January 2011, merchandise trade processed through the Miami Customs District totaled \$8,081.20 million. This represents a decrease by 6.5 percent from the previous month. For the period February 2010 to January 2011 merchandise trade levels went up 20.5 percent from the levels reported during the same period a year ago.

**Imports:** Import volume activity through the Miami Customs District decreased 4.4 percent in January 2011 to \$3,156.10 million as compared with \$3,299.84 million in the previous month. During the twelve-month period ending in January 2011, imports increased 22.8 percent over the same period last year to \$37,111.31 million.

**Exports:** Exports from the Miami Customs District decreased 7.8 percent in January 2011 to \$4,925.10 million as compared with \$5,341.64 million in the previous month. During the twelve-month period ending in January 2011, exports increased 19.1 percent over the same period last year to \$59,388.34 million.

	Nov. 2010	Dec. 2010	Jan. 2011	12 Months Last Year	12 Months This Year
Merchandise Trade (\$ Million)	\$8,349.29	\$8,641.48	\$8,081.20	\$80,070.89	\$96,499.65
Imports (\$ Million)	\$3,173.09	\$3,299.84	\$3,156.10	\$30,213.00	\$37,111.31
Exports (\$ Million)	\$5,176.20	\$5,341.64	\$4,925.10	\$49,857.89	\$59,388.34



# Miami-Dade County Economic Indicators

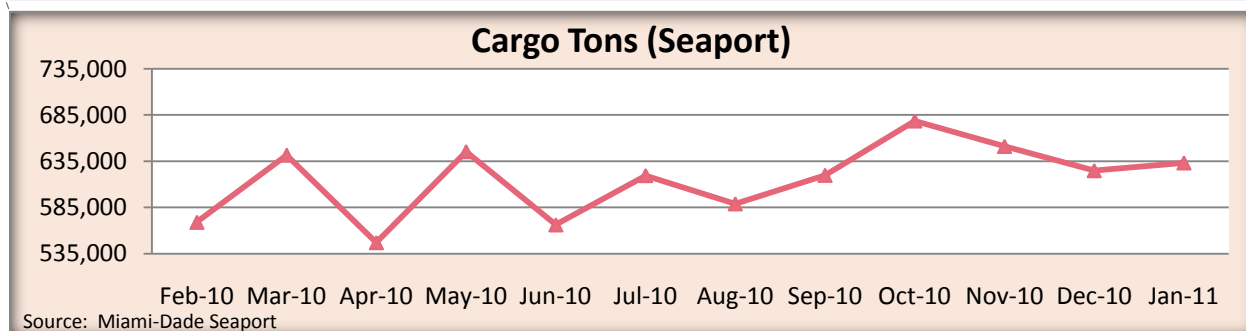
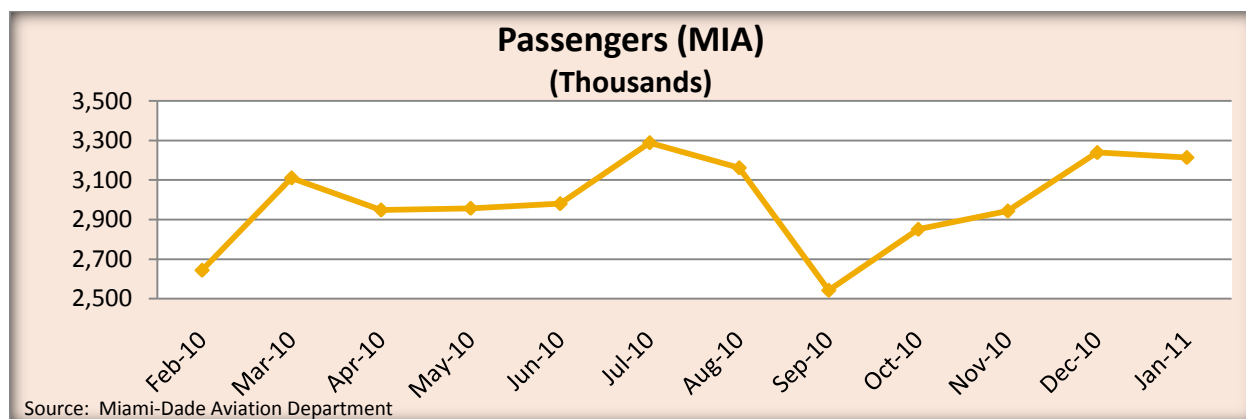


## Transportation

**Passengers:** Airport passenger activity for MIA remained about even, only slightly down, in January 2011 from the previous month. Airport passenger visiting and leaving the Airport total 3,214,000 in January 2011 as compared to 3,239,000 in the previous month. For the past 12 months, passenger count was up 5.7 percent from the previous period. Seaport passenger count decreased 13.7 percent in January 2011 from the number of passengers in the previous month. For the period February 2010 to January 2011 passengers increased 5.8 percent from the same period a year ago.

**Cargo:** Freight tonnage for MIA decreased about 13.7 percent in January 2011 to 156,393 tons as compared with 181,316 tons in the previous month. During the twelve-month period ending in January 2011, freight tonnage went up 18.2 percent over the same period last year to 2,003,018 tons. Cargo activity at the Seaport increased 1.3 percent in January 2011 to 633,282 tons. The total tonnage of the last 12 months is higher by 3.1 percent from the tonnage of a year ago.

		Nov. 2010	Dec. 2010	Jan. 2011	12 Months Last Year	12 Months This Year
<b>Passengers:</b>	Air (MIA) (1,000)	2,944	3,239	3,214	33,939	35,885
	Sea (Seaport)	393,557	403,129	464,843	4,052,956	4,288,149
<b>Cargo:</b>	Air (Freight-Tons)	173,024	181,316	156,393	1,694,017	2,003,018
	Sea (Tons)	651,083	624,912	633,282	7,162,770	7,386,324



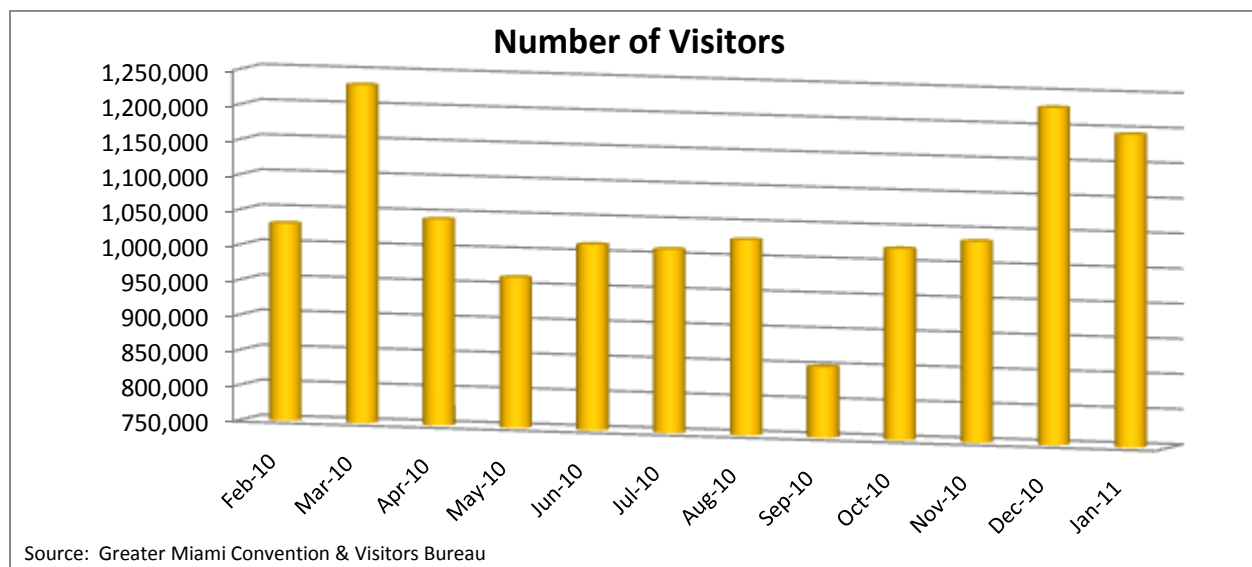
# Miami-Dade County Economic Indicators



## Visitor Industry

The number of overnight visitors in Miami-Dade during January 2011 decreased 2.8 percent to 1,195,400 from 1,230,052 in the previous month. However, for the twelve-months ending in January 2011 the total number of visitors went up 5.8 percent over the same period a year ago.

	Nov. 2010	Dec. 2010	Jan. 2011	12-Months Last Year	12-Months This Year
<b>Total Visitors</b>	1,036,300	1,230,052	1,195,400	11,967,574	12,659,000
Domestic	543,000	644,602	598,900	6,273,074	6,565,800
International	493,300	585,450	596,500	5,694,500	6,093,200



Note: All annual data reported on a cumulative year-to-date basis.

Source: Miami-Dade County, Department of Planning and Zoning, Research Section.